

Zoning By-Law Insert

Zoning By-Law Amendments since May 2007



Theodora K. Eaton, CMC
Town Clerk

TOWN OF NEEDHAM

Office of the Town Clerk

1471 Highland Avenue, Needham, MA 02492-0909
Telephone (781) 455-7510 or 7511
Fax (781) 449-4569

AT THE ANNUAL TOWN MEETING

HELD ON MONDAY, MAY 5, 2008

UNDER ARTICLE 6

It was

VOTED: That the Town vote to amend the Needham Zoning Bylaw by adding the following to note (g) to the table in Section 4.2.1 of the Bylaw after the first sentence of such note (g) (i.e. as second and third sentences).

"Notwithstanding the foregoing, in the Single Residence A District, a change in the area, frontage or configuration of an existing improved lot created by deed or plan, endorsed or recorded before January 9, 1986, which includes a conforming structure or building shall not change the minimum side or rear line setback requirement of 15 feet provided that (i) no other dimensional violations of the By-Law are created as a result of such change in the area, frontage or configuration of such existing improved lot, (ii) such lot otherwise continues to be a conforming lot in terms of minimum Lot Area, Frontage and Build Factor following such change in the area, frontage or configuration of such existing improved lot, and, (iii) such change in the area, frontage or configuration of such existing improved lot does not result in the creation of any additional building lot. The deed conveying land by reference to a plan showing such change in the area, frontage or configuration of such existing improved lot shall contain a restriction affecting the land of both the grantor and the grantee prohibiting the creation of an additional building lot as a result of such conveyance."

Two-thirds Vote
As declared by the Moderator

A true copy
ATTEST:

Theodora K. Eaton
Theodora K. Eaton, MMC, Town Clerk



Theodora K. Eaton, MMC
Town Clerk

TOWN OF NEEDHAM

Office of the Town Clerk

1471 Highland Avenue, Needham, MA 02492-0909

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Email: teaton@town.needham.ma.us

AT THE SPECIAL TOWN MEETING

HELD ON MONDAY, OCTOBER 27, 2008

UNDER ARTICLE 1

It was

VOTED: That the Town vote to revise the Zoning Map as follows:

Place in the Center Business District all that land now zoned Single Residence B lying northerly of Great Plain Avenue, easterly of Chapel Street, and westerly of Highland Avenue. Said land comprising Parcels 1 and 81 on Town of Needham Assessor's Map No. 51, and being bounded and described as follows:

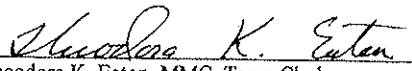
Beginning at the point of intersection of the centerlines of Great Plain Avenue and Chapel Street; thence running northerly by the centerline of Chapel Street a distance of approximately 406 feet to the end of the 1884 Town Layout of Chapel Street; thence turning and running easterly approximately 190 feet from the centerline of Chapel Street along a line coinciding with the northerly property line of land owned by the Town of Needham to a point at the intersection of said property line and the centerline of Highland Avenue; thence turning and running southerly along the centerline of Highland Avenue to the point of intersection of the centerline of Highland Avenue and the centerline of Great Plain Avenue; thence turning and running westerly along the centerline of Great Plain Avenue to the point of beginning.

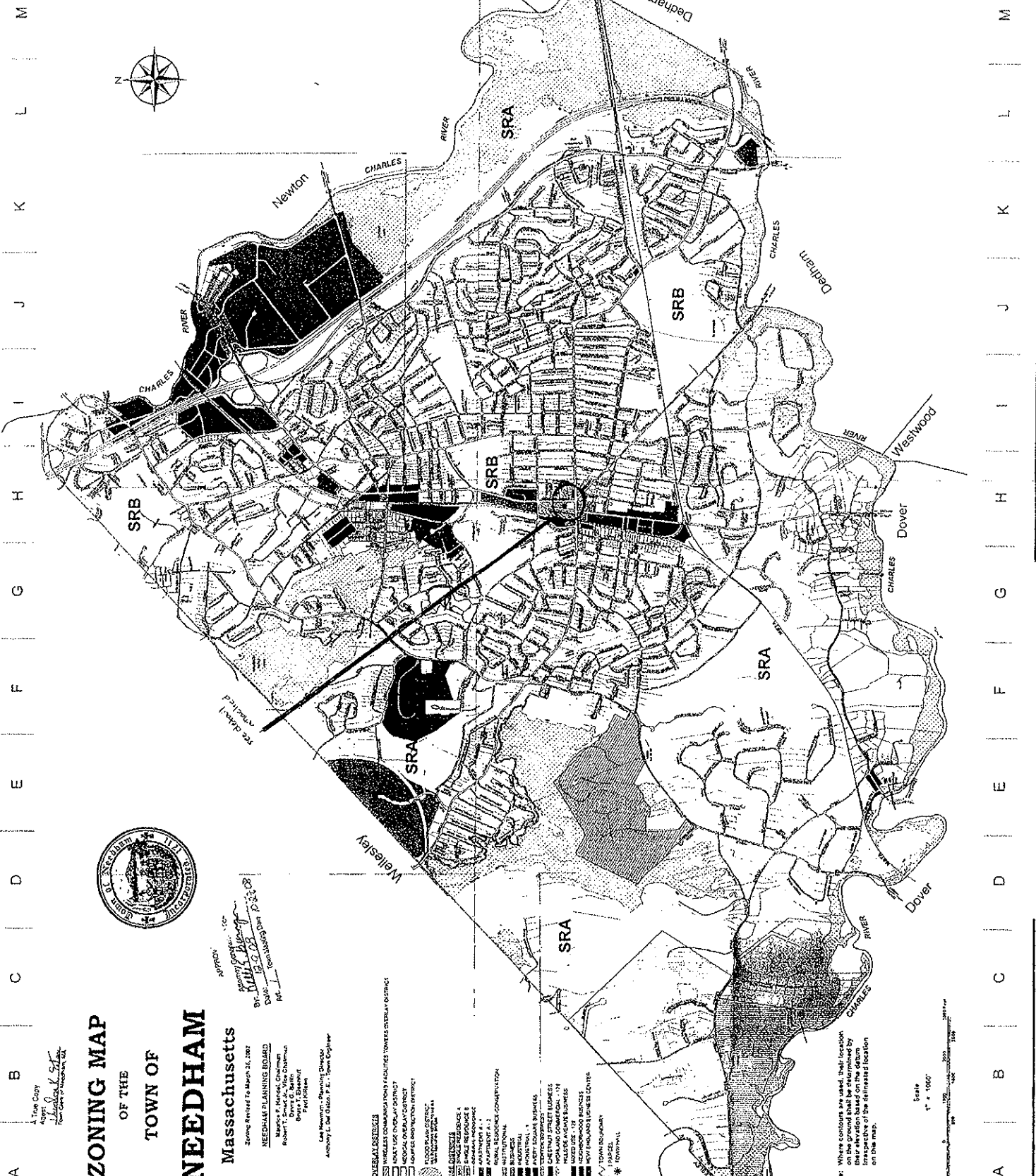
Be any of said measurements, more or less.

Two-Thirds Vote as Declared
By the Moderator

A true copy

ATTEST:


Theodora K. Eaton, MMC, Town Clerk



ZONING MAP OF THE TOWN OF NEEDHAM Massachusetts



APPROVED
By *[Signature]*
DATE: 12/10/03
At: 11:00 AM, 12/10/03

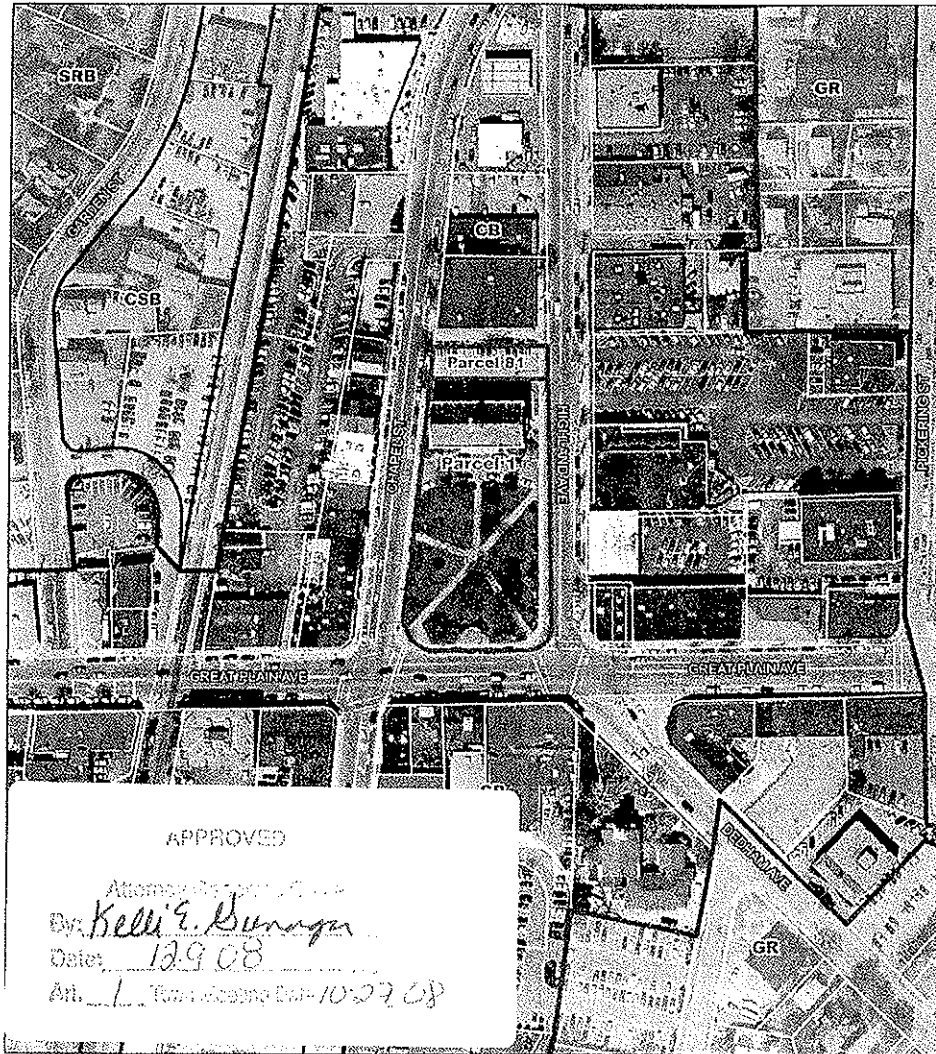
Needham Planning Board
Members: F. Norval, Chairman
Robert T. Sauer, Jr., Vice Chairman
Doreen T. Sauer
Paul J. Sauer

Lee Newman - Planning Director
Anthony L. DeGuzio, P.E. - Town Engineer

- GENERAL NOTES:**
- 1. UNLESS OTHERWISE NOTED, ALL DISTRICTS ARE SUBJECT TO THE FOLLOWING:
 - 2. DISTRICTS ARE SUBJECT TO THE FOLLOWING:
 - 3. DISTRICTS ARE SUBJECT TO THE FOLLOWING:
 - 4. DISTRICTS ARE SUBJECT TO THE FOLLOWING:
 - 5. DISTRICTS ARE SUBJECT TO THE FOLLOWING:
 - 6. DISTRICTS ARE SUBJECT TO THE FOLLOWING:
 - 7. DISTRICTS ARE SUBJECT TO THE FOLLOWING:
 - 8. DISTRICTS ARE SUBJECT TO THE FOLLOWING:
 - 9. DISTRICTS ARE SUBJECT TO THE FOLLOWING:
 - 10. DISTRICTS ARE SUBJECT TO THE FOLLOWING:
 - 11. DISTRICTS ARE SUBJECT TO THE FOLLOWING:
 - 12. DISTRICTS ARE SUBJECT TO THE FOLLOWING:
 - 13. DISTRICTS ARE SUBJECT TO THE FOLLOWING:
 - 14. DISTRICTS ARE SUBJECT TO THE FOLLOWING:
 - 15. DISTRICTS ARE SUBJECT TO THE FOLLOWING:

Note: Where contours are used, their location on the ground shall be determined by the owner of the land and shall be shown on the map.

Scale
1" = 100'



APPROVED

Attorney General's Office
 Dr. Kelli E. Dunagan
 Date: 12.9.08
 At: Town Meeting Date 10.27.08

Article 1: Amend Zoning By-Law Map Change to Center Business District

October 2008 Special Town Meeting

Legend

Use Districts
 Center Business District

Parcel lines

Parcels rezoned, SRB to CB

A True Copy

Attest:

Shirley K. Foster
 Town Clerk of Needham, MA



100 200 300 Feet

Aerial Photo: April 2008

009_TOWNHALL_OCT2008.mxd 10/17/2008



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AT THE SPECIAL TOWN MEETING

HELD ON MONDAY, OCTOBER 27, 2008

UNDER ARTICLE 2

It was

VOTED: That the Town vote to amend the Needham Zoning By-Law as follows:

1. In Section 4.4, Dimensional Requirements for Commercial Districts Subsection 4.4.3 Height Limitation, by adding the following new language at the end of the first paragraph so that it shall read as follows (new language underlined):

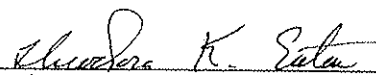
"4.4.3 Height Limitation

In a Business District, the limit of height of a building or structure shall be three (3) stories not to exceed forty (40) feet, provided that in no event shall any building contain more than three floors used for occupancy; in the Center Business District, the limit of height of a building or structure shall be two and one-half (2 ½) stories not to exceed thirty-five (35) feet, provided that in no event shall any building contain more than two floors used for non-residential occupancy other than storage, residential occupancy being permitted on the second floor and in the half-story directly above the second floor consistent with the use and density requirements of Section 3.2.2. Notwithstanding the foregoing story, height and occupancy limitations, and subject to all other requirements of the district, the Planning Board acting as a special permit granting authority may issue a special permit in the Center Business District to permit a municipal building of 3 stories, to permit an increase in the height of a municipal building to a height not to exceed fifty (50) feet and to permit four (4) floors of a municipal building to be used for non-residential occupancy. Such a special permit may be granted only after it is demonstrated by the applicant that: (i) the proposed increased building height and number of stories will not create a significant detrimental impact on existing buildings and uses in the vicinity; and (ii) the proposed building and its occupancy contributes to, and does not detract from, a pedestrian-friendly streetscape.

Two-Thirds Vote
as Declared By the Moderator

A true copy

ATTEST:


Theodora K. Eaton, MMC, Town Clerk